

KATH | WELLS

ESTATE AGENTS & VALUERS



2 Springfield Mount

Armley, Leeds, LS12 3QX

Offers In The Region Of £45,000



Early internal viewing is advised for this one bedroom Flat sold with a tenant in situ who is currently paying £450.00 pcm. The property benefits from DOUBLE GLAZING & GAS CENTRAL HEATING.

Briefly throughout and the property is accessed via a COMMUNAL ENTRANCE DOOR which contains stairs to the upper floors. An ENTRANCE HALLWAY / LANDING AREA with access to the full accommodation, a open plan LIVING ROOM / FITTED KITCHEN which has fitted kitchen units as well as ample work surfaces, there is a GOOD SIZED DOUBLE BEDROOM with ample space for freestanding wardrobes & a BATHROOM / WC with a paneled bath.

Internal viewing can be arranged by contacting the office on 0113 231 1033 /sales@kathwells.com.

Council Tax Band: A / EPC rating: D

communal Entrance :
Stairs rising to the upper floors

Internal Landing Area:
Access to all rooms

Open Plan Living Room / Kitchen:
Double glazed window, a range of kitchen units, work surfaces, gas cooker point, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, central heating radiator

Bedroom:
Double glazed window, a good sized double bedroom, central heating radiator

Bathroom / Wc:
Velux window, a panelled with a shower above, low flush WC, wash basin, central heating radiator

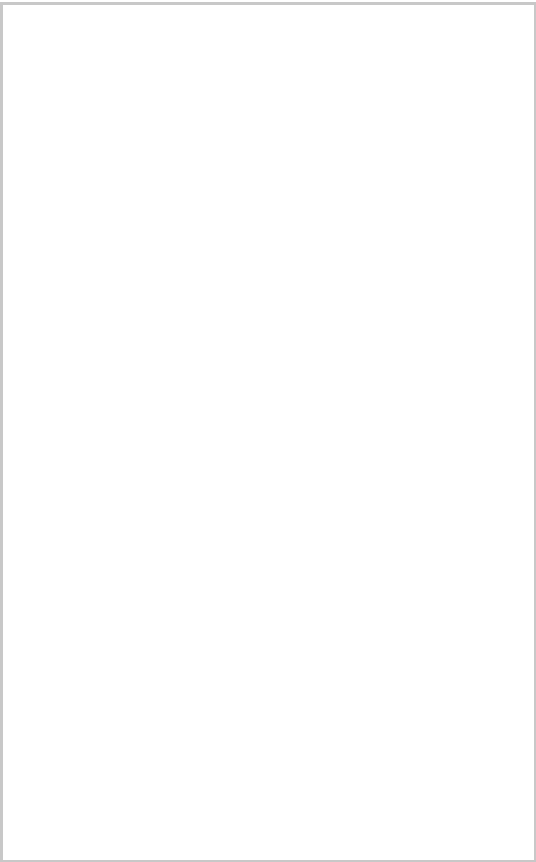
EPC Link:
<https://find-energy-certificate.service.gov.uk/energy-certificate/8994-9616-9929-4396-9213>

Anti-Money Laundering (AML) Checks:
By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.

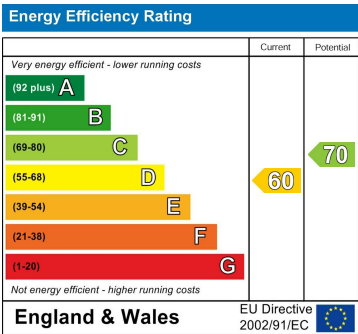
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.